

Minutes of Regular Meeting of August 13, 2013
One Twin Pines Lane, Belmont, CA, and
Millennium Knickerbocker Hotel Chicago, 165 East Walton Place @ North
Michigan Avenue, Chicago, IL 60611, (Teleconference Location of Councilmember
Lieberman)

CALL TO ORDER 7:35 P.M.

ROLL CALL

COUNCILMEMBERS PRESENT: Feierbach, Warden, Braunstein, Lieberman (via teleconference), Wozniak

COUNCILMEMBERS ABSENT: None

Staff Present: City Manager Scoles, City Attorney Rennie, Deputy Fire Chief Gaffney, Community Development Director de Melo, Police Chief de Smidt, Parks and Recreation Manager Brunson, Public Works Director Oskoui, Information Services Director Mitchell, Human Resources Director Dino, Finance Director Fil, City Treasurer Violet, City Clerk Cook

PLEDGE OF ALLEGIANCE

Led by Information Services Director Mitchell

SPECIAL PRESENTATIONS

Judith Greig, Notre Dame de Namur University (NDNU), described a recent visit to Belmont's Sister City of Namur, Belgium. She shared greetings from officials in Namur. She expressed a desire to maintain and enhance Belmont's sister city relationship.

Sister Rosanne Murphy, NDNU, presented items from the Namur officials to be added to the Sister City display case located in City Hall. She also expressed a desire to continue to foster the sister city relationship. She suggested re-establishing the Sister City Committee.

PUBLIC COMMENTS AND ANNOUNCEMENTS

Jay Anthony, Belmont-Redwood Shores Pony Baseball, commented regarding the renovation of the North field at the Sports Complex. He expressed a desire that the City Council discuss this matter before any money is spent.

Rich Bortoli, Parks and Recreation Commissioner/Sports Advisory Board, noted that the Parks and Recreation Commission recommended that the field at the Sports Complex be turfed. He clarified that he cast a dissenting vote. He stated that he was told by staff that the Commission approved this matter, and he pointed out that the Commission is a recommending body only. He stated that the City Council needs to approve the plan.

Kathleen Beasley, Belmont Library Manager, outlined upcoming summer concert programs at the Library.

COUNCILMEMBER COMMENTS AND ANNOUNCEMENTS

Councilmember Braunstein congratulated the Belmont Blast girl's softball team as well as the Belmont-Redwood Shores Little League for their accomplishments. He also thanked staff and the National Night Out venue coordinators for their efforts on the recent National Night Out event.

Councilmember Lieberman expressed appreciation to Patricia Braunstein for coordinating the efforts for viewing the Little League games at Carlmont High School.

AGENDA AMENDMENTS

Councilmember Feierbach requested the removal of Consent Agenda Item 8-F (Resolution 2013-092 of the City Council Authorizing the City Manager to Enter into a Service Agreement with IEDA Inc. for Labor Relations Consulting in an Amount Not to Exceed \$20,750 Annually), and Mayor Wozniak requested the removal of Item 8-K (Resolution 2013-093 of the City Council Approving the Sale of City Property on Bishop Road (APN 043-021-010 and 043-021-380) and Finding the Project within the Scope of the San Juan Hills Area Plan EIR and that no further Environmental Document is required under CEQA Guideline Section 15168) for separate consideration.

ITEMS APPROVED ON CONSENT CALENDAR

Minutes of Regular Meeting of July 23, 2013 and Special Meeting (Closed Session) of August 1, 2013

Informational Report on Targeted Economic Development Program Opportunities

Motion to Receive Monthly Financial Reports

Motion Approving Response to the Grand Jury Report "South Bayside Waste Management Authority (SBWMA) Board - Elected Officials or Senior Management?"

Resolution 2013-087 of the City Council Approving the Amended and Restated Franchise Agreement between the City of Belmont and Recology San Mateo County for Recyclable Materials, Organic Material, and Solid Waste

Resolution 2013-088 of the City Council Authorizing a Purchase Order To Infor For Annual Software Maintenance And Support In An Amount Not To Exceed \$38,182.32

Resolution 2013-089 of the City Council Authorizing a Purchase Order To Dell Inc. Not To Exceed \$26,534.18 To Replace 25 Desktop Computers

Resolution 2013-090 of the City Council Authorizing a Purchase Order To Core Microsystems Not To Exceed \$8,954.93 To Replace Audio Visual Equipment Housed In The Council Chambers

Resolution 2013-091 of the City Council Authorizing a Service Agreement with MGT America to Prepare SB 90 Claims for FY 2013, FY 2014 and FY 2015 For An Amount Not To Exceed \$17,250

ACTION: On a motion by Councilmember Feierbach, seconded by Councilmember Braunstein, the Consent Agenda was unanimously approved, as amended, by roll call vote (Councilmember Braunstein abstained on the Minutes of July 23, 2013, as he was absent from that meeting).

ITEMS REMOVED FROM CONSENT CALENDAR FOR SEPARATE CONSIDERATION

Resolution of the City Council Authorizing the City Manager to Enter into a Service Agreement with IEDA Inc. for Labor Relations Consulting in an Amount Not to Exceed \$20,750 Annually

Councilmember Feierbach requested that the same labor negotiator be used for future negotiations. Human Resources Director Dino confirmed that the agreement provides for this.

ACTION: On a motion by Councilmember Feierbach, seconded by Councilmember Braunstein, Resolution 2013-092 Authorizing the City Manager to Enter into a Service Agreement with IEDA Inc. for Labor Relations Consulting in an Amount Not to Exceed \$20,750 Annually was unanimously approved by roll call vote.

Resolution of the City Council Approving the Sale of City Property on Bishop Road (APN 043-021-010 and 043-021-380) and Finding the Project within the Scope of the San Juan Hills Area Plan EIR and that no further Environmental Document is required under CEQA Guideline Section 15168

Community Development Director de Melo noted that the City-owned property on Bishop Road was marketed for sale and five offers were received. He explained that six of eight of the property's acres would be retained as permanent open space. He pointed out that the final sale price was \$2.050 million, which exceeded the target.

Warren Gibson, Belmont resident, expressed support for the outcome of the sale and pointed out that options for the horse ranch property could be discussed in the near future.

Jeannette Sacco-Belli, Belmont resident, expressed support and suggested that the remaining revenue be used to protect more land. She recommended deeding the remaining City-owned property to park land.

Michael Schmitz, San Mateo resident, expressed his appreciation for the process and open marketing of this property. He also recommended dedicating the remaining property as park.

Max Schwinges, Belmont resident, expressed his appreciation for the process.

Mayor Wozniak thanked the subcommittee, the community, and the real estate agent for their efforts.

Councilmember Feierbach thanked the San Juan Canyon neighbors. She also thanked the City Council for the courage to support putting the property up for sale. She expressed her desire that the remaining monies be used only in the San Juan Canyon.

Councilmember Braunstein stated that the City Council made the right decision in selling this property.

Councilmember Warden expressed support for parkland zoning for the remaining property, and to use the excess proceeds for the San Juan Canyon and open space.

Councilmember Lieberman stated that he was in favor of the concept of selling a portion of the land but voted no to proceed as he was concerned regarding the amount of development that would be necessary to recoup costs.

ACTION: On a motion by Councilmember Feierbach, seconded by Councilmember Braunstein, Resolution 2013-093 of the City Council Approving the Sale of City Property on Bishop Road (APN 043-021-010 and 043-021-380) and Finding the Project within the Scope of the San Juan Hills Area Plan EIR and that no further Environmental Document is required under CEQA Guideline Section 15168 was unanimously approved by a roll call vote.

RECESS: 8:30 P.M.

RECONVENE: 8:35 P.M.

OTHER BUSINESS

Resolution Approving the Exclusive Negotiating Agreement Between the City of Belmont and Belmont Firehouse Square, LLC (Firehouse Square Project)

Community Development Director de Melo provided background on plans for economic development of this site. He noted that the City Council gave direction to negotiate an exclusive negotiating agreement with Saris-Regis, and he clarified that no project has been proposed. He explained that any proposed project would need to follow a public entitlement process. He stated that the proposed negotiating agreement provides for a public outreach plan, and defines a working relationship with the developer.

Councilmember Feierbach stated that a 500-foot notification is not large enough.

Drew Hudacek, Sares-Regis (Firehouse Square, LLC), explained that his company is based in San Mateo County. He expressed his commitment to working with stakeholders and would consider any additional outreach desired by the City Council.

Councilmember Lieberman expressed support for wider notification as a way to be more inclusive rather than exclusive.

Perry Kennan, Belmont resident, stated that this project site needs a promenade. He recommended removing parking from the plan since parking is available elsewhere in the downtown.

Councilmember Warden pointed out that other businesses in the area rely on Civic Lane for deliveries.

ACTION: On a motion by Councilmember Warden, seconded by Councilmember Braunstein, Resolution 2013-094 Approving the Exclusive Negotiating Agreement Between the City of Belmont and Belmont Firehouse Square, LLC (Firehouse Square Project) was unanimously approved by a roll call vote.

Discussion and Direction Regarding the Belmont Village Element

Community Development Director de Melo provided background of the creation of a new zoning district for Belmont's downtown neighborhood. He noted that revised zoning will facilitate new development to achieve the goals, policies and objectives, and that additional housing in the area will encourage economic development. He reviewed details of the new zoning district, and noted that it will provide a more streamlined, defined process for development.

Councilmember Warden commented regarding 40-foot versus 50-foot height, and three-story versus four-story buildings. Community Development Director de Melo concurred that plans call for transitional, mixed-use development. He noted that there are concerns regarding new buildings towering over existing.

Discussion ensued.

Perry Kennan, Belmont resident, stated that there is not much opportunity for pedestrians, and the area is not likely large enough for development. He expressed doubt regarding this project.

Mayor Wozniak stated that there are not enough east/west pedestrian crossings, and it is difficult for pedestrians and bicyclists to traverse the area. She expressed concerns regarding underground parking.

Community Development Director de Melo expressed the need for an infrastructure plan. He noted that an opportunity might be available for an aggregate parking plan rather than to require each business to provide parking.

Councilmember Feierbach stated that she does not support four stories, and she is concerned regarding building height. She pointed out that more housing will have an impact on the schools, and suggested focusing on senior housing.

Councilmember Warden described the community protest of a proposed three-story building at Ralston Avenue and El Camino in the late 1990's. He does not support three or four story buildings, especially adjacent to the residential neighborhood. He stated he could support three stories if the development is stepped back and was supported by the neighbors.

Discussion ensued.

Community Development Director de Melo stated that floor area ratio would be a factor for individual developments, and he pointed out that projects need to be financially feasible.

Councilmember Warden stated that more people will result in the need for more services, and adds to parking and traffic issues.

Councilmember Braunstein expressed a desire for a vibrant downtown, and he supports economic development. He would like a plan that ties the four corners together. He pointed out that the existing small parcels are a challenge for redevelopment. He suggested applying core values as this project moves forward. He requested copies of the auxiliary reports outlined in the staff report.

Councilmember Lieberman stated that the issue is finding a vision for downtown. He suggested that if it does not differ from what exists, the area should be left as is. He pointed out that zoning and the market could dictate what is done, and he stated that balance is needed. He would like to provide for one-stop multiple shopping opportunities. He noted the difference between how

Belmont's Farmer's Market is arranged versus how San Carlos's market is tied to existing businesses. He expressed a desire for the area to be more pedestrian friendly.

Mayor Wozniak stated that Belmont is not San Carlos in that it has a limited area for development. She does not support four stories, and she commented that this is not an urban development. She expressed a need for compatibility with the surrounding neighborhood.

Councilmember Lieberman stated that Belmont has its own character different from San Carlos's. He stated there is no need to emulate San Carlos. He expressed the need for pedestrians to be able to explore neighboring streets.

Councilmember Warden stated that the Ralston Avenue/El Camino Real corridor is a challenge for development.

Status Update and Introduction Regarding Allocation of \$250,000 Contingency Funding Towards FY 2014 Council Priorities

City Manager Scoles outlined the process for how to prioritize projects and how to place dollar values on individual projects. He stated that more details would be provided at the next meeting.

Perry Kennan, Belmont resident, pointed out that the sale of the Bishop Road property should be listed as complete.

MEETING EXTENSION: At this time, being 10:30 p.m., on a motion by Councilmember Braunstein seconded by Mayor Wozniak, the meeting was extended for 30 minutes by a roll call vote (3-2, Feierbach, Warden no).

COMMISSION, COMMITTEE, AND COUNCIL INTERGOVERNMENTAL ASSIGNMENT UPDATES, AND STAFF ITEMS

Direction Regarding Finance, Planning, and Parks and Recreation (Youth) Commission Vacancies

Councilmember Warden expressed a desire to review how the youth members are selected. He expressed concern regarding having middle school students serve on the Parks and Recreation Commission.

Discussion ensued regarding options for the existing vacancies. Council concurred to extend the deadline and have staff provide a status update at the September 10th meeting.

Discussion and Direction Regarding Resolutions to be considered at the League of California Cities Annual Conference, and motion to appoint Voting Delegate

Councilmember Lieberman indicated he would check his schedule and would attend the conference if he is able.

ACTION: On a motion by Mayor Wozniak, seconded by Councilmember Feierbach, and unanimously approved by a show of hands to appoint Councilmember Lieberman as the Voting Delegate, and City Attorney Rennie as the alternate.

Council concurred that the voting delegate should cast votes on the resolutions as appropriate.

Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee Assignments

Councilmember Lieberman stated that there has been some discussion about expanding the school district 2+2 committee to include members from Redwood City.

Verbal Report from City Manager

City Manager Scoles stated that a date will be selected soon for the next Ralston Corridor Study meeting. He commented regarding National Night Out activities, and pointed out that repairs on Fire Station 15 are under way.

Public Works Director Oskoui provided an update on upcoming sewer and paving projects that will affect traffic and result in detours.

ADJOURNMENT at this time, being 10:45 p.m.

**Terri Cook
City Clerk**

This meeting was tape recorded videotaped